

**May 12, 2021**

**Berlin Industrial Development & Park Authority Meeting  
Service Credit Union Heritage Park**

**Present were:** Chair Mike Caron, Vice Chair Peter Higbee, Dave Poirier, Paul Robitaille, Steve Halle, Roland Olivier, and Andre Duchesne

**Excused were:** Dick Eastman, Dick Huot, Bobby Hill, and Jay Poulin

**Others Present:** Pamela Laflamme, Community Development Director; Jim Wheeler, City Manager

**Call to Order**

The meeting was called to order at 6:00 PM.

**Approval of March 2021 minutes**

**Mr. Duchesne made a motion to approve the minutes of the March 2021 meeting as presented. Mr. Halle seconded the motion. So moved, the motion passed with all in favor.**

**Financial Report for March and April 2021**

Financials were presented & reviewed for both March and April 2021. The expenses were reviewed related to The new cash balance available for the month ending April 2021 is \$1,294,359.81. Questions were asked and answered related to the study and report expenses in both March and April.

**A vote for both the March and April financials was motioned by Mr. Higbee seconded by Mr. Olivier. So moved, the motion passed unanimously.**

**Economic Development Strategy**

Ms. Laflamme shared that ADG Solutions has given their interim update for the Phase II Tax Increment Finance District work. They have brought together as much as they can in terms of information to help the board and ultimately the City Council decide whether to continue moving on with this work. The City Council can move ahead and create a TIF district now prior to having any big projects on the horizon in preparation of seeing projects come to fruition in the coming year. This is often referred to as a TIF Lite program. This will not commit the City to any real capital costs at this time but rather signals to investors and developers that the City is committed to working with anyone who brings forward a substantial project within the boundary of the district. The board all agreed to recommend that the Council move ahead with the creation of the TIF.

Ms. Laflamme then shared with the board that Rob McCarthy of the Melan Group is working on his report that the Board hired him for back in March. He is close to wrapping up the report and has done a great deal of due diligence and likely put in more effort than he was hired for, but he is very enthusiastic about the potential. He has talked with locals, bankers and possible investors, hotel franchise operators and more. His early work is pointing toward a lodging facility being a reality here in the next three to five years depending on the path selected to move forward with. There will be more information at the June meeting.

**Other**

None

**Member Comments**

None

**Public Comments**

None

**Nonpublic Session per RSA 91:A, II(d) Land Matters**

None needed

**Adjourn**

**Mr. Higbee made a motion to adjourn. Mr. Olivier seconded the motion. So moved, the motion passed unanimously.**